



PROMINENT RETAIL UNIT

- > NIA: **193.09 SQM (2,078 SQ FT)**
- > CLASS 3 RESTAURANT AND TAKEAWAY APPLICATION SUBMITTED
- > PRIME LOCATION
- > HIGH AMOUNT OF PASSING FOOTFALL
- > RENT: **£28,000 PER ANNUM**

TO LET

247-255 SPRINGBURN WAY, GLASGOW, G21 1DX

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LOCATION

The subjects are located in the Springburn area of Glasgow which is predominantly characterised by a mixture of residential and commercial properties. The subjects are located approximately 2 miles to the north of Glasgow City Centre.

The property occupies a prominent location on Springburn Way in close proximity to Springburn Shopping Centre which extends over 75,000 sq ft and benefits from 270 car parking spaces. The premises are also in close proximity to Springburn Train Station.

DESCRIPTION

The property comprises a mid-terraced tenement building of red sandstone construction. The building is arranged over four floors, providing retail space on the ground floor and residential accommodation above.

The property is located on the west side of Springburn Way, between its junctions with Hillkirk Street and Carlestone Street, within the Springburn area, north of the city centre. Springburn Railway Station is within short walking distance, as is access to local bus routes.

RENT

Our client is seeking an annual rent of **£28,000 per annum** on full repairing and insuring terms.

RATING

The premises are entered in the current Valuation Roll with a rateable value of **£17,300**.

100% rates relief may be available to qualifying parties.

PLANNING

We understand the property currently benefits from Class 2 (Office) consent under the Town & Country Planning (Use Classes Scotland) order 1997. The premises would be suitable for Class 1 (Retail) subject to securing the necessary consents, A Class 3 (Restaurant and Takeaway) application has been submitted

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the letting.

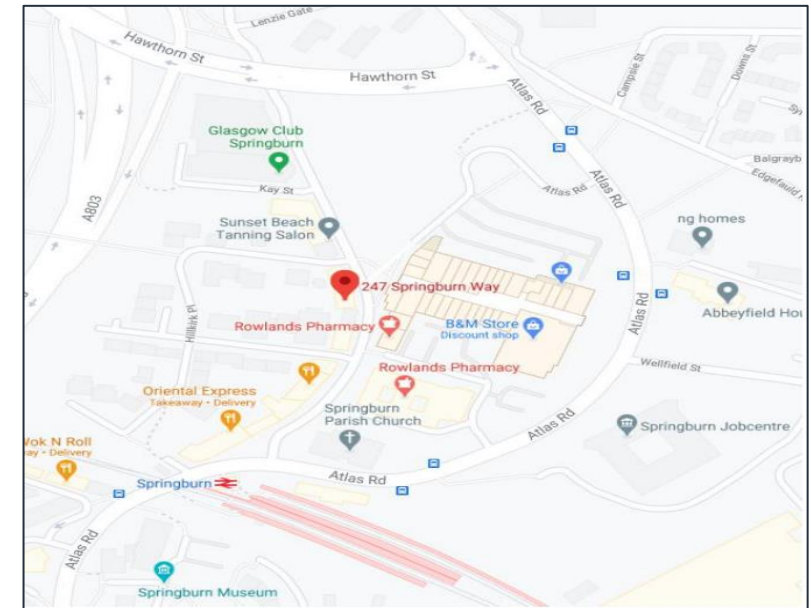
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extends to as follows:

ACCOMMODATION	SqM	SqFt
Ground Floor	143.11	1,540
Basement	49.98	538
Total	193.09	2,078



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 31 Byres Road, Glasgow G11 5RD

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